HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION

Property Address:	**1826 11th St, NW,**	**X**	Agenda
Landmark/District:	**U Street**		Consent Calendar
Meeting Date:	**November 29, 2012**	**X**	Concept Review
H.P.A. Number:	**12-521**		Alteration
Staff Reviewer:	**Kim Elliott**	**X**	New Construction

The architect James Phillips of Workshop t10 on behalf of the owner 1826 11th Street NW LLC, returns to the Board for on-going conceptual design review for new construction of a three-story row house plus basement.

Proposal
The proposal calls for demolition of an existing non-contributing two-story flat front row house and construction of a new modern three story row house with basement.

The new building will be a modern flat roof row house infilled between a contemporary three-story brick building (built within the last few years and approved by the HPRB) and a historic, 1880s, two-story row house with a one-story projecting bay front. The new construction will include three stories above grade, a lower level basement, and a roof deck. The front elevation's composition is comprised of a projecting brick bay at the first and second floors with a balcony at the third floor. The material palette includes brick, wood, and aluminum composite metal. The rear elevation maintains the same materials with balconies extending the full building-width at each level with a flat metal and glass railing system. At the roof, a skylight clerestory runs across the east and south sides of the building.

Evaluation
When presented last month, the applicant was given direction to continue working through the design and restudy the elevations to improve the compatibility of the design. Over the past several weeks Workshop t10 has worked with HPO to unify the design intent, bring the materials and details to a more residential scale, and re-examine the treatment of the rooftop element.

The revised design of both the front and rear elevations is more successful. The materials have been somewhat modified, now calling for a red brick building with wood frame windows and details, flat bar metal and glass railings, and gray metal coping and paneling for the cornice and entry canopy.

The window articulation is more coherent and of the same design vocabulary throughout. The brick projection has become an enclosed bay and is more appropriately proportioned and physically feels lighter with the incorporation of wood details. The cornice and roof with clerestory were previously competing but have been revised and improved by allowing the clerestory element to act as a light modern cap as the cornice to the brick façade. There is no longer a penthouse pop-up on the roof, but instead a sliding panel hatch at the skylight clerestory level for roof access. Similarly, the rear façade has been simplified and unified.

Overall the design ideas have coalesced within the project, resulting in a modern and compatible interpretation of the traditional row house typology. While the addition of the wood helps improve the relationship with surrounding historic buildings (which are characterized by wood windows),

the size and scale of the windows is still very large and additional divisions of the large glazing expanses could further bring down the scale more in keeping with the residential neighborhood. In addition, the cornice materials at the front elevation – below the clerestory – could have a more consistent treatment. Executing the cornice in a single material, whether brick, metal panel, or brick, and using this for the full width of the façade and tying it together (as is done on the rear elevation), might be worthy of study.

Recommendation

The HPO recommends that the Review Board:

- *Direct the architect to confirm locations of electrical and gas meter and shown on the plans as discussed at the October HPRB review;*
- *Find the general revisions made to the façade to be improved but that the scale of uninterrupted window expanses be revised and the materiality of the cornice condition at the front elevation be addressed;*
- *Encourage the architect to provide full documentation with annotated elevations, dimensions, and material choices for future submittals as was previously requested;*
- *Delegate final approval to staff.*